

TITLE REPORT

*R.S./L.R. Dag No. 199,
being land measuring 48 decimal, more or less,
at Mouza Patharghata, J.L. No. 36,
Police Station Newtown (formerly Rajarhat), District North 24 Parganas*

CLIENT: MESSIEURS PS VINAYAK HEIGHTS LLP

Supriyo Basu & Associates

Advocates

Room No.48
Ground Floor, Temple Chambers
6, Old Post Office Street
Kolkata-700001

TITLE REPORT

Re: Land measuring 48 (forty eight) decimal, more or less, being the entirety of R.S./L.R. Dag No. 199, Mouza Patharghata, J.L. No. 36, Police Station New Town (formerly Rajarhat), Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas

Under instructions and on behalf of our Client, **Messieurs PS Vinayak Heights LLP**, We have caused due diligence limited to Devolution of Title in respect of the Said Property (defined below).

1. Definitions

1.1 In this Report, unless it is contrary or repugnant to the subject or context:

1.1.1 **Said Property** shall mean land measuring 48 (forty eight) decimal, more or less, being the entirety of R.S./L.R. Dag No. 199, Mouza Patharghata, J.L. No. 36, Police Station New Town (formerly Rajarhat), Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas, more fully and collectively described in the **Schedule** below.

1.1.2 **Owners:** shall mean (1) Kisor Kumar Nadhani, (2) Sarita Jain, (3) Shree Salasar Properties and Finance Private Limited Private Limited, (4) Edam Housing Private Limited, (5) Kathakunj Conclave Private Limited, (6) Cypress Complex Private Limited, (7) Ibhanan Complex Private Limited, (8) Idika Complex Private Limited, (9) Edam Infraestate LLP (previously known as Edam Infraestate Private Limited), (10) Edam Infratech LLP (previously known as Edam Infratech Private Limited), (11) Epistle Projects Private Limited and (12) Epistle Infratech Private Limited (collectively **Owners**).

2. Production of Documents of Title

2.1 Inspection of documents of title in respect of the Said Property were given, details whereof are mentioned in **Annexure A** hereto.

3. Devolution of Title

3.1 At all material time Chaiyad Ali Mondal alias Saiyad Ali Molya, Jiyad Ali Mondal alias Molla, Saharjan Bibi and Sabujan Bibi were the joint and absolute owners in respect of land measuring 48 (forty eight) decimal, more or less, being the entirety of R.S./L.R. Dag No. 199, recorded under R.S. Khatian No. 165, Mouza Patharghata, J.L.



No. 36, Police Station Rajarhat, within the limits of Patharghata Gram Panchayet, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Said Property In L.R. Dag No. 199**).

- 3.2 Said Saharjan Bibi, a Muslim governed by the Mohameddan Law of Inheritance died intestate leaving behind her surviving her 2 (two) sons, namely, said (1) Chaiyad Ali Mondal alias Saiyad Ali Molya and (2) Jiyad Ali Mondal alias Molla and one daughter, Sabujan Bibi, as her only legal heirs and heiress, who jointly and in diverse share inherited the right, title and interest of Late Saharjan Bibi in the Said Property In L.R. Dag No. 199.
- 3.3 In the above mentioned circumstances said (1) Chaiyad Ali Mondal alias Saiyad Ali Molya, (2) Jiyad Ali Mondal alias Molla and (3) Sabujan Bibi became the joint and absolute owners in respect of the Said Property In L.R. Dag No. 199 in diverse share and mutated their name in the records of the Block Land and Land Reforms Officer, Rajarhat, recorded under L.R. Khatian No. 281, 282 and 283. The ownership of the Said Property In L.R. Dag No. 199 is given in the chart below:

Owner	L.R. Dag No.	L.R. Khatian No.	Ownership Area (in dec.)	Definition
Chaiyad Ali Mondal alias Saiyad Ali Molya	199	282	19.2	First Property In L.R. Dag No. 199
Jiyad Ali Mondal alias Molla	199	281	19.2	Second Property In L.R. Dag No. 199
Sabujan Bibi	199	283	9.6	Third Property In L.R. Dag No. 199
Total:			48	

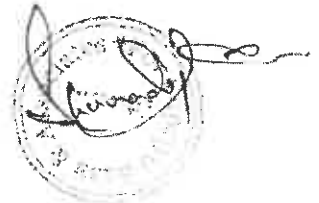
- 3.4 Said Chaiyad Ali Mondal alias Saiyad Ali Molya, a Muslim governed by the Mohameddan Law of Inheritance died intestate leaving behind him surviving his only wife, Halima Bibi alias Haliman Bibi, 4 (four) sons, namely, said (1) Anar Ali Molla alias Anarali Mullah, (2) Jubbar Ali Mollah alias Jubbar Ali Mullah, (3) Yousuf Ali Molla alias Iusuf Ali Molla and (4) Akbar Ali Molla and 4 (four) daughters, namely, (1) Gulapi Khatun alias Molya Golehar, (2) Fuljan Khatun alias Fuljan, (3) Arejan alias Arijan Khatun alias Arijan Bibi alias Arjina Bibi and (4) Moskura Khatun alias Maskura Bibi (collectively

Legal Heirs Of Chaiyad), as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Chaiyad Ali Mondal alias Saiyad Ali Molya in the First Property In L.R. Dag No. 199.

- 3.5 By an Indenture of Sale dated 30th October, 2012, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, recorded in Book No. I, CD Volume No. 19, at Pages 8135 to 8156, being Deed No. 13765 for the year 2012, said Legal Heirs Of Chaiyad sold, conveyed and transferred the First Property In L.R. Dag No. 199, being land measuring 19.2 (nineteen point two) decimal, more or less, out of the Said Property In L.R. Dag No. 199 in favour of (1) Yogadhipa Estates Private Limited, (2) Viganharan Builders Private Limited, (3) Edam Properties Private Limited and (4) Edam Housing Private Limited.
- 3.6 Said Jiyad Ali Mondal alias Molla, a Muslim governed by the Mohameddan Law of Inheritance died intestate leaving behind him surviving his only wife, Rasida Bibi alias Rasheeda Bibi, 3 (three) sons, namely, said (1) Hanif Mollia alias Molla, (2) Moslem Ali Molla and (3) Mosabar alias Mosabbar Molla and 4 (four) daughters, namely, (1) Jamila Bibi, (2) Mafuja Bibi alias Masuda Bibi, (3) Sajida alias Sajeda Khatun alias Sajida Bibi and (4) Himala Bibi alias Hamida Molla, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Jiyad Ali Mondal alias Molla in the Second Property In L.R. Dag No. 199.
- 3.7 By an Indenture of Sale dated 30th October, 2012, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, recorded in Book No. I, CD Volume No. 19, at Pages 8157 to 8177, being Deed No. 13766 for the year 2012, said (1) Rasida Bibi alias Rasheeda Bibi, (2) Moslem Ali Molla, (3) Mosabar alias Mosabbar Molla, (4) Jamila Bibi, (5) Mafuja Bibi, (6) Sajida alias Sajeda Khatun alias Sajida Bibi and (7) Himala Bibi alias Hamida Molla sold, conveyed and transferred land measuring 15.84 (fifteen point eight four) decimal, more or less, out of the Second Property In L.R. Dag No. 199, being a portion of the Said Property In L.R. Dag No. 199 in favour of (1) Yogadhipa Estates Private Limited, (2) Viganharan Builders Private Limited, (3) Edam Properties Private Limited and (4) Edam Housing Private Limited.
- 3.8 In the above mentioned circumstnaces said (1) Viganharan Builders Private Limited became the sole and absolute owner in respect of land measuring 8.76 (eight point seven six) decimal, more or less, out of the Said Property In L.R. Dag No. 199 and mutated its name in the records of the Block Land and Land

Reforms Officer, Rajarhat under L.R. Khatian No. 5313 in respect of land measuring 9 (nine) decimal, more or less, in said R.S./L.R. Dag No. 199, (2) Yogadhipa Estates Private Limited became the sole and absolute owner in respect of land measuring 8.76 (eight point seven six) decimal, more or less, out of the Said Property In L.R. Dag No. 199 and mutated its name in the records of the Block Land and Land Reforms Officer, Rajarhat under L.R. Khatian No. 5312 in respect of land measuring 9 (nine) decimal, more or less, in said R.S./L.R. Dag No. 199 and (3) Edam Properties Private Limited became the sole and absolute owner in respect of land measuring 8.76 (eight point seven six) decimal, more or less, out of the Said Property In L.R. Dag No. 199 and mutated its name in the records of the Block Land and Land Reforms Officer, Rajarhat under L.R. Khatian No. 5310 in respect of land measuring 9 (nine) decimal, more or less, in said R.S./L.R. Dag No. 199.

- 3.9 By a Deed of Conveyance dated 24th March, 2021, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, Volume No. 1523-2021, at Pages 204116 to 204149, being Deed No. 152304910 for the year 2021, said Viganharan Builders Private Limited sold, conveyed and transferred its right, title and interest in the Said Property In L.R. Dag No. 199, being land measuring 8.76 (eight point seven six) decimal, more or less [mutated as 9 (nine) decimal, more or less], in said R.S./L.R. Dag No. 199 in favour of Sarita Jain, with the confirmation of Kyal Developers Private Limited being the Confirming Party therein.
- 3.10 By a Deed of Conveyance dated 19th April, 2021, registered in the Office of the Additional Registrar of Assurances-IV, Kolkata, recorded in Book No. I, Volume No. 1904-2021, at Pages 210724 to 210760, being Deed No. 190404358 for the year 2021, said Yogadhipa Estates Private Limited sold, conveyed and transferred its right, title and interest in the Said Property In L.R. Dag No. 199, being land measuring 8.76 (eight point seven six) decimal, more or less [mutated as 9 (nine) decimal, more or less], in said R.S./L.R. Dag No. 199 in favour of Kisor Kumar Nadhani, with the confirmation of Kyal Developers Private Limited being the Confirming Party therein.
- 3.11 By a Deed of Conveyance dated 30th July, 2021, registered in the Office of the Additional Registrar of Assurances-IV, Kolkata, recorded in Book No. I, Volume No. 1904-2021, at Pages 325230 to 325266, being Deed No. 190406662 for the year 2021, said Edam Properties Private Limited sold, conveyed and transferred its right, title and interest in the Said Property In L.R. Dag No. 199, being land measuring 8.76 (eight point seven six) decimal, more or less [mutated as 9 (nine) decimal, more or less], in said R.S./L.R. Dag



No. 199 in favour of Shree Salasar Properties and Finance Private Limited, with the confirmation of Kyal Developers Private Limited being the Confirming Party therein.

- 3.12 By an Indenture of Conveyance dated 5th November, 2012, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, recorded in Book No. I, CD Volume No. 19, at Pages 12649 to 12661, being Deed No. 13971 for the year 2012, said Hanif Mollya alias Molla sold, conveyed and transferred land measuring 3.54 (three point five four) decimal, more or less, out of the Second Property In L.R. Dag No. 199, being a portion of the Said Property In L.R. Dag No. 199 in favour of Prakash Saha. It is pertinent to mention that effectually transfer took place in respect of land measuring 3.36 (three point three six) decimal, more or less, in R.S./L.R. Dag No. 199.
- 3.13 By an Indenture of Conveyance dated 26th March, 2013, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 6, at Pages 4927 to 4939, being Deed No. 03933 for the year 2013, said Prakash Saha sold, conveyed and transferred land measuring 3.36 (three point three six) decimal, more or less, out of the Second Property In L.R. Dag No. 199, being a portion of the Said Property In L.R. Dag No. 199 in favour of (1) Kathakunj Conclave Private Limited, (2) Cypress Complex Private Limited, (3) Ibhanan Complex Private Limited and (4) Idika Complex Private Limited.
- 3.14 Said Sabujan Bibi, a Muslim governed by the Mohameddan Law of Inheritance died intestate leaving behind her surviving her 2 (two) sons, namely, said (1) Mujit Ali Mulla and (2) Ajan Ali Mulla and 3 (three) daughters, namely, (1) Rupjan Bibi, (2) Hinguljan Bibi and (3) Mayurjan Bibi (collectively **Legal Heirs Of Sabujan**), as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Sabujan Bibi in the Third Property In L.R. Dag No. 199.
- 3.15 By a Deed of Conveyance dated 3rd February, 2012, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, recorded in Book No. I, CD Volume No. 2, at Pages 9404 to 9423, being Deed No. 01229 for the year 2012, said Legal Heirs Of Sabujan sold, conveyed and transferred the Third Property In L.R. Dag No. 199, being land measuring 10 (ten) decimal, more or less, out of the Property In L.R. Dag No. 199 in favour of Hasem Ali Molla. It is pertinent to mention that effectually transfer took place in respect of land measuring 9.6 (nine point six) decimal, more or less, in R.S./L.R. Dag No. 199.



- 3.16 By a Deed of Conveyance dated 18th July, 2012, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, recorded in Book No. I, CD Volume No. 13, at Pages 6198 to 6212, being Deed No. 09300 for the year 2012, said Hasem Ali Molla sold, conveyed and transferred the Third Property In L.R. Dag No. 199, being land measuring 10 (ten) decimal, more or less, out of the Property In L.R. Dag No. 199 in favour of Rajesh Kumar Jain. It is pertinent to mention that effectually transfer took place in respect of land measuring 9.6 (nine point six) decimal, more or less, in R.S./L.R. Dag No. 199.
- 3.17 By an Indenture of Conveyance dated 8th October, 2012, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, recorded in Book No. I, CD Volume No. 18, at Pages 4811 to 4832, being Deed No. 12879 for the year 2012, said Rajesh Kumar Jain sold, conveyed and transferred the Third Property In L.R. Dag No. 199, being land measuring 9.6 (nine point six) decimal, more or less, out of the Property In L.R. Dag No. 199, being a portion of the Said Property In L.R. Dag No. 199 in favour of (1) Edam Infraestate Private Limited, (2) Edam Infratech Private Limited, (3) Epistle Projects Private Limited and (4) Epistle Infratech Private Limited. It is pertinent to mention here that the subject matter of land transferred vide the said Deed No. 12879 for the year 2012 is 10 (ten) decimal, more or less, comprised in L.R. Dag No. 199. However, in fact said Rajesh Kumar Jain was entitled to own the Third Property In L.R. Dag No. 199 as elaborated hereinabove. Therefore, it can be concluded that the actual sale that took effect vide the said Deed No. 12879 for the year 2012 is in respect of 9.6 (nine point six) decimal, more or less, comprised in L.R. Dag No. 199.
- 3.18 Out of the aforesaid Owners, (1) Edam Infraestate Private Limited and (2) Edam Infratech Private Limited have been converted to (1) Edam Infraestate LLP and (2) Edam Infratech LLP, respectively, and registered their converted name before the Registrar of Companies in pursuant to sec. 58(1) of the Limited Liability Partnership Act, 2008 and modified their name in the records of the Block Land and Land Reforms Officer, Rajarhat accordingly.
- 3.19 In the aforesaid events and circumstances the ownership of Said Property In L.R. Dag No. 199, comprised in First Property In L.R. Dag No. 199, Second Property In L.R. Dag No. 199 and Third Property In L.R. Dag No. 199 is given in the chart below:



Owner	L.R. Dag No.	L.R. Khatian No.	Ownership Area (in dec.)	Mutated Area (in dec.)
Kisor Kumar Nadhani	199	7208	8.76	9
Sarita Jain	199	7205	8.76	9
Shree Salasar Properties and Finance Private Limited	199	7297	8.76	9
Edam Housing Private Limited	199	5311	8.76	9
Kathakun Conclave Private Limited	199	5374	0.84	0.6
Cypress Complex Private Limited	199	5375	0.84	0.6
Ibhanan Complex Private Limited	199	5376	0.84	0.6
Idika Complex Private Limited	199	5377	0.84	0.6
Edam Infraestate LLP	199	5323	2.4	2.4
Edam Infratech LLP	199	5324	2.4	2.4
Epistle Projects Private Limited	199	5325	2.4	2.4
Epistle Infratech Private Limited	199	5326	2.4	2.4
Total:			48	48

- 3.20 By virtue of a Development Agreement dated 31st January, 2022, registered in the Office of the Additional Registrar of Assurances-IV, Kolkata, recorded in Book No. I, Volume No. 1904-2022, at Pages 304011 to 304379, being No. 190403383 for the year 2022, said Owners have jointly appointed PS Vinayak Heights LLP as the Developer to develop inter alia the Said Property under the terms and conditions agreed thereupon and the Owners have also granted a Power of Attorney dated 31st January, 2022, registered in the Office of the Additional Registrar of Assurances-IV, Kolkata, recorded in Book No. I, Volume No. 1904-2022, at Pages 303743 to 304010, being No. 190403384 for the year 2022 in this regard unto and in favour of PS Vinayak Heights LLP.

4. Conclusion:

- 4.1 We have relied upon the searches caused by M/s. S. Nath & Company. The searches caused by them have not disclosed any encumbrances affecting the Said Property as per its Search Report and our Report is based upon such representation.
- 4.2 We would however mention that the searches caused by M/s. S. Nath & Company relate to encumbrances and attachments created by act of parties and do not extend to charge created by operation of law like statutory charges on default of payment of Income Tax, Sales Tax and other Government dues.
- 4.3 As represented by M/s. S. Nath & Company, some of the searches done were incomplete due to non-availability of records as mentioned therein.



- 4.4 Our client has submitted an RTI Reply dated 30th December, 2019, from the Competent Authority & Sub-Divisional Officer, Barasat, North 24 Parganas stating that the Said Property along with other properties are not vested to the State under UL(C&R) Act, 1976 as per their available record.
- 4.5 Please take note of the observation and advice in respect of the Said Property. They are:
- We have observed that the mutation in the present L.R. Record of Rights is not accurate. However, as the difference is very negligible therefore, we shall not insist upon any further compliance in this regard.
- 4.6 **Subject To** our observations aforesaid, we are of the opinion that the Owners have a marketable title to the Said Property.
- 5. Disclaimer:**
- 5.1 This Title Report is only intended for the elaborate understanding of our Client regarding the title of the Said Property and is not meant for any other purpose or purposes whatsoever.
- 5.2 This Title Report shall not be used or utilised as indemnification of title of the Said Property and/or for any other purpose other than the objective mentioned hereinabove.
- 5.3 We would further mention that we have not caused any searches with regard to the Said Property and have relied upon the Search Report issued by M/s. S. Nath & Company as aforesaid and this Title Report has been issued on perusal of the photocopies of the documents submitted before us by our Client and based upon the representation and explanation given thereof by our Client.

A handwritten signature in dark ink is written over a circular official stamp. The stamp contains text around its perimeter, which is partially obscured by the signature. The signature appears to be 'Supriyo Dasu'.

**Schedule
(Said Property)**


Land measuring 48 (forty eight) decimal, more or less, being the entirety of R.S./L.R. Dag No. 199, Mouza Patharghata, J.L. No. 36, Police Station New Town (formerly Rajarhat), Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the Said Property is detailed in the Chart below:

R.S./L.R. Dag No.	L.R. Khatian Nos.	Area (in Decimal)
199	5311, 5323, 5324, 5325, 5326, 5374, 5375, 5376, 5377, 7205, 7208 & 7297	48

Date: 9th September, 2022

Place: Kolkata

For **Supriyo Basu & Associates**


Advocate

Annexure A
(Document Produced)

Sl.	Nature, Date and Particulars of Documents	Status
A1	R.S. Information in respect of R.S. Dag No. 199, recorded under R.S. Khatian No. 165	Photocopy
A2	Farayaznama of Late Saharjan Bibi dated 15 th April, 2012, issued by Mufti Md. Shahjamal Qasemi	Photocopy
A3	L.R. Khatian No. 281 dated 18 th July, 2012, in the name of Jiyad Ali	Photocopy
A4	L.R. Khatian No. 282 dated 18 th July, 2012, in the name of Chaiyad Ali	Photocopy
A5	Plot Information dated 11 th February, 2012, in respect of L.R. Dag No. 199, bearing L.R. Khatian Nos. 281, 282 and 283	Photocopy
A6	Legal Heir Certificate of Late Saiyad Ali Molya dated 10 th December, 2003, issued by Patharghata Gram Panchayat	Photocopy
A7	Farayaznama of Late Saiyad Ali Molya dated 15 th April, 2012, issued by Mufti Md. Shahjamal Qasemi	Photocopy
A8	Indenture of Sale dated 30 th October, 2012, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, recorded in Book No. I, CD Volume No. 19, at Pages 8135 to 8156, being Deed No. 13765 for the year 2012, between Halima Bibi alias Haliman Bibi & Ors. as Vendors and Yogadhipa Estates Private Limited & Ors. as Purchasers	Photocopy
A9	Legal Heir Certificate of Late Jiyad Ali Molla dated 12 th July, 2006, issued by Patharghata Gram Panchayat	Photocopy
A10	Farayaznama of Late Jiyad Molla dated 15 th April, 2012, issued by Mufti Md. Shahjamal Qasemi	Photocopy
A11	Indenture of Sale dated 30 th October, 2012, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, recorded in Book No. I, CD Volume No. 19, at Pages 8157 to 8177, being Deed No. 13766 for the year 2012, between Rasida Bibi alias Rasheeda Bibi & Ors. as Vendors and Yogadhipa Estates Private Limited & Ors. as Purchasers	Photocopy



A12	Indenture of Conveyance dated 5 th November, 2012, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, recorded in Book No. I, CD Volume No. 19, at Pages 12649 to 12661, being Deed No. 13971 for the year 2012, between Hanif Ali Molla as Vendor and Prakash Saha as Purchaser	Photocopy
A13	Indenture of Conveyance dated 26 th March, 2013, registered in the Office of the Additional District Sub-Registrar, Rajarhat, recorded in Book No. I, CD Volume No. 6, at Pages 4927 to 4939, being Deed No. 03933 for the year 2013, between Prakash Saha as Vendor and Kathakunj Conclave Private Limited & Ors. as Purchasers	Photocopy
A14	Legal Heir Certificate of Late Sabujan Bibi dated 21 st February, 2013, issued by Patharghata Gram Panchayat	Photocopy
A15	Farayaznama of Late Sabujan Bibi dated 15 th April, 2012, issued by Mufti Md. Shahjamal Qasemi	Photocopy
A16	Deed of Conveyance dated 3 rd February, 2012, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, recorded in Book No. I, CD Volume No. 2, at Pages 9404 to 9423, being Deed No. 01229 for the year 2012, between Mujit Ali Mulla & Ors. as Vendors and Hasem Ali Molla as Purchaser	Photocopy
A17	Deed of Conveyance dated 18 th July, 2012, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, recorded in Book No. I, CD Volume No. 13, at Pages 6198 to 6212, being Deed No. 09300 for the year 2012, between Hasem Ali Molla as Vendor and Rajesh Kumar Jain as Purchaser	Photocopy
A18	Indenture of Conveyance dated 8 th October, 2012, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, recorded in Book No. I, CD Volume No. 18, at Pages 4811 to 4832, being Deed No. 12879 for the year 2012, between Rajesh Kumar Jain as Vendor and Edam Infraestate Private Limited & Ors. as Purchasers	Photocopy
A19	Plot Information dated 8 th November, 2019, in respect of L.R. Dag No. 199	Photocopy
A20	Deed of Conveyance dated 24 th March, 2021, registered in the Office of the Additional District Sub-Registrar,	Photocopy



	Rajarhat, recorded in Book No. I, Volume No. 1523-2021, at Pages 204116 to 204149, being Deed No. 152304910 for the year 2021, between Viganharan Builders Private Limited as Vendor, Sarita Jain as Purchaser and Kyal Developers Private Limited as Confirming Party	
A21	Deed of Conveyance dated 19 th April, 2021, registered in the Office of the Additional Registrar of Assurances-IV, Kolkata, recorded in Book No. I, Volume No. 1904-2021, at Pages 210724 to 210760, being Deed No. 190404358 for the year 2021, between Yogadhipa Estates Private Limited as Vendor, Kisor Kumar Nadhani as Purchaser and Kyal Developers Private Limited as Confirming Party	Photocopy
A22	Certificate of Registration on Conversion of Edam Infraestate Private Limited to Edam Infraestate LLP, issued by the Registrar of Companies on 23 rd October, 2018	Photocopy
A23	Certificate of Registration on Conversion of Edam Infratech Private Limited to Edam Infratech LLP, issued by the Registrar of Companies on 17 th December, 2018	Photocopy
A24	Deed of Conveyance dated 30 th July, 2021, registered in the Office of the Additional Registrar of Assurances-IV, Kolkata, recorded in Book No. I, Volume No. 1904-2021, at Pages 325230 to 325266, being Deed No. 190406662 for the year 2021, between Edam Properties Private Limited as Vendor, Shree Salasar Properties and Finance Private Limited as Purchaser and Kyal Developers Private Limited as Confirming Party	Photocopy
A25	RTI Reply Letter dated 30 th December, 2019, bearing Memo No. 306(II)/ULC/BST, sent from the Office of the Competent Authority & Sub-Divisional Officer, Barasat, North 24 Parganas addressing to Mr. Alamgir Reza, Advocate	Photocopy
A26	L.R. Plot Information dated 31 st August, 2022, in respect of L.R. Dag No. 199	Photocopy

Note: Photocopies of all documents are annexed herewith and marked as Annexure A1 to A26.



Annexure X
(Development Documents Produced)

X1	Development Agreement dated 31 st January, 2022, registered in the Office of the Additional Registrar of Assurances-IV, Kolkata, recorded in Book No. I, Volume No. 1904-2022, at Pages 304011 to 304379, being No. 190403383 for the year 2022	Photocopy
X2	Power of Attorney dated 31 st January, 2022, registered in the Office of the Additional Registrar of Assurances-IV, Kolkata, recorded in Book No. I, Volume No. 1904-2022, at Pages 303743 to 304010, being No. 190403384 for the year 2022	Photocopy

Photocopy of the Development Documents are annexed and marked as Annexure-X1 and X2 in a separate Volume being named as the "Annexure X" which shall be treated as a part of this Title Report.

PS Vinayak Heights LLP

Prasanta Das

Partner/Authorised Signatory

PS Vinayak Heights LLP

Prasanta Das

Authorised Signatory

